

DD/S-57-584

CONFIDENTIAL UNTIL 2040

FEB 20 1957

MEMORANDUM FOR: Members of the Building Steering Committee

SUBJECT : Status of Building Plans

1. Harrison and Abramovitz, the Public Buildings Service, and the Building Planning Staff have met to review the estimates for the new building based upon the present plans submitted by the architect. In order to construct this building within funds available, it appears that further reductions in the occupancy will be necessary. If some of the design features are changed or eliminated, the reductions necessary may be less extensive than will be required if all of the present design features are retained.

2. I am forwarding herewith a brief summary of the present status of the building planning outlining this problem. I should like the Steering Committee to discuss this matter, in addition to the problem of selecting a cafeteria concessionnaire, immediately after the Deputies' meeting on Monday, 25 February 1957, in order that appropriate guidance can be provided to the Public Buildings Service for transmittal to the architect.

STATINTL

L. K. WHITE
Deputy Director
(Support)

Distribution:

6 and 1 - Addressee

- 1 - DD/I
- ✓1 - DD/P
- 1 - IG
- 1 - Each Liaison Rep.
- 2 - OL:BPS

STATINTL

OL:BPS: [REDACTED]
(20 February 1957)

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CURRENT STATUS OF BUILDING REQUIREMENTS

1. The architect's cost estimate for the building, in accordance with Space Directive "D" (1,235,000 net sq. ft.), was delivered to the Public Buildings Service on 11 February 1957. The gross area indicated was 1,861,000 sq. ft., developing a ratio of 66.36 per cent net to gross and providing space as follows:

CIA	General Purpose	1,141,150 sq. ft.
	Interior Parking	4,500 "
	Auditorium	6,000 "
PBS	Custodial	30,550 "
	Cafeteria	52,800 "
	TOTAL NET	<u>1,235,000</u> sq. ft.
	TOTAL GROSS	1,861,000 sq. ft.
	TOTAL NET TO GROSS	66.36 per cent

By joint review (Public Buildings Service, Harrison and Abramovitz, and the Building Planning Staff) of the estimate and by comparison or adjustment with the Public Buildings Service estimate, it has been agreed that approximately \$6,601,000 additional would be required to construct the presently planned building retaining the special design features and providing the desired special requirements.

2. In accordance with the PCI directive of 28 January 1957 (to reduce the building space as necessary to permit construction within available funds) the net space would be reduced to the following totals:

CIA	General Purpose	957,366 sq. ft.
	Interior Parking	4,500 "
	Auditorium	6,000 "
PBS	Custodial	30,550 "
	Cafeteria	52,800 "
	TOTAL NET	<u>1,051,216</u> sq. ft.
	APPROX TOTAL GROSS	1,563,750 sq. ft.
	TOTAL NET TO GROSS	67.2 per cent

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3. It was apparent that the above normal cost of the following design features shown on the diagrammatic sketches necessitated a part of this reduction (approximately 184,000 net sq. ft. of CIA space.)

- (a) Curved shapes or rounded corners of ground and first floor walls
- (b) Cantilever at first floor and third floor slabs
- (c) Precast concrete (wall bearing) frames for all 3,4,5, and 6th floor windows.

Since it may be possible to cheapen or eliminate these features, it was agreed at the 12 February 1957 Liaison Officer's meeting that development of a reduced space directive would be delayed pending completion of the Architect-Engineer study and revised estimate.

4. The Architect-Engineer study of the above items, together with consideration of elimination of the auditorium and passage from the main building to the bus loading area will be made as quickly as possible. Also in the interest of saving or gaining net space, the architects have been requested to consider

- (a) A different type convector unit under the windows
- (b) Elimination of all ground and first floor windows in the outside walls (retain all windows in walls of courts)
- (c) Elimination of four passenger elevators
- (d) Change of cafeteria design
- (e) Decrease of 7th floor set-back (6 ft. in lieu of 10 ft.)